THIS INSTRUMENT PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

BOOK 9618 PG 197

FILE BOX 36

SPECIAL WARRANTY DEED

Name and Address of New Owner:
Radnor Development Corporation

95 MAR [illegible] DAVIDSON

Send Tax Bills To:

Radnor Development Corporation
5544 Franklin Road, Suite 200
Nashville, TN 37220

[illegible] DAVIDSON TN.

Street Address of Subject Property:	**Map-Parcel No:**
Part of 4958 Edmonson Pike **Nashville, TN**	**147-7-A-55CO**

IDENTIFICATION REFERENCE

41867

For and in consideration of the sum of TWENTY EIGHT THOUSAND AND 00/100---------- ($ 28,000.00), the receipt and adequacy of which are hereby acknowledged, RODGERS PROPERTIES, LTD., hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto RADNOR DEVELOPMENT CORPORATION hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED.

This conveyance is made subject to

All matters as shown on the Plan of record in Book 1629, Page 117, Book 4675, Page 66, and Book 5050, Page 101, Restrictive Covenants of record in Book 1850, Page 566, amended in Book 4750, Page 536, Declaration of Covenants and Restrictions for Woodlea Place in Book 5197, Page 544, By-Laws in Book 5197, Page 585, and a Utility Easement for The Electric Power Board in Book 3255, Page 532, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee, that the said land is free from all encumbrances made by Grantor.

The Grantor further covenants and binds itself, its successors and representatives to warrant and defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by or through Grantor.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 10th day of March 1994.

BY:RODGERS PROPERTIES, LTD.
GENERAL PARTNER

W. MARK GILL

BY:JMR INVESTMENTS
LIMITED PARTNER:

W. MARK GILL, General Partner

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared W. MARK GILL, who, upon oath acknowledged himself to be the General Partner of Rodgers Properties, LTD., a Limited Partnership, the within named bargainor, and that as such General Partner being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at Nashville Tennessee, this 13th day of March, 1995.

NOTARY PUBLIC
My commission expires: 1-25-97

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared W. MARK GILL, who, upon oath acknowledged himself to be the General Partner of JMR Investments, a Limited Partner of Rodgers Properties, LTD, the within named bargainor, and that as such General Partner being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at Nashville Tennessee, this 13th day of March, 1995.

NOTARY PUBLIC
My commission expires: 1-25-97

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $ 28,000.00. Dated this 13th day of March, 1995.

AFFIANT

Notary Public
My Commission Expires: 1-25-97

EXHIBIT "A"

Land lying in the 32nd Councilmanic District of Davidson County, Tennessee, and also being a portion of the Woodlea Place Townhouses Prop. as of record in Book 5050, Page 101, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a concrete monument in the southerly margin of Edmonson Pike, said concrete monument being the northeast corner of the herein described tract and also being the most northwest corner of the H. G. Hill Realty Co. Prop. as of record in Book 4731, Page 452, Register's Office for Davidson County, Tennessee;

Thence, leaving said margin of Edmonson Pike and with the H. G. Hill line S 29 degrees 54' 16" E 413.54 feet to an iron pin;

Thence, S 09 degrees 31' 42" W 218.64 feet to an iron pin;

Thence, leaving the H. G. Hill line and along a new line N 44 degrees 25' 49" W 323.71 feet to an iron pin;

Thence, along a new line N 41 degrees 04' 34" E 180.57 feet to an iron pin;

Thence, along a new line N 44 degrees 29' 26" W 74.00 feet to an iron pin;

Thence, along a new line S 47 degrees 09' 34" W 180.01 feet to an iron pin;

Thence, along a new line N 44 degrees 25' 49" W 180.27 feet to an iron pin, said iron pin also lying in the southerly margin of Edmonson Pike;

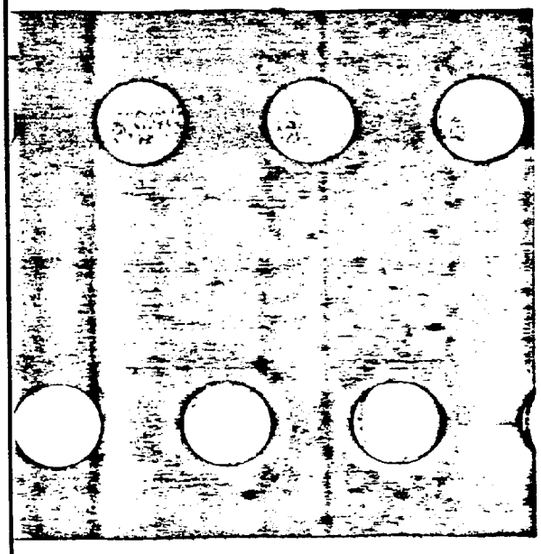
Thence, with the said margin of Edmonson Pike N 59 degrees 13' 34" 288.68 feet to the point of beginning.

Also known as part of Lots 19 and 20 on the Plan of Noah W. Cooper's Subdivision of Miss Willie M. Davis' 56-7/8 acre tract of record in Book 1629, Page 117, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rodgers Properties, Ltd. by Quitclaim Deed from Frank Bumstead, Trustee of record in Book 7471, Page 818, Register's Office for Davidson County, Tennessee.

12.12 03/14 3:01 03CHECK 116.60

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

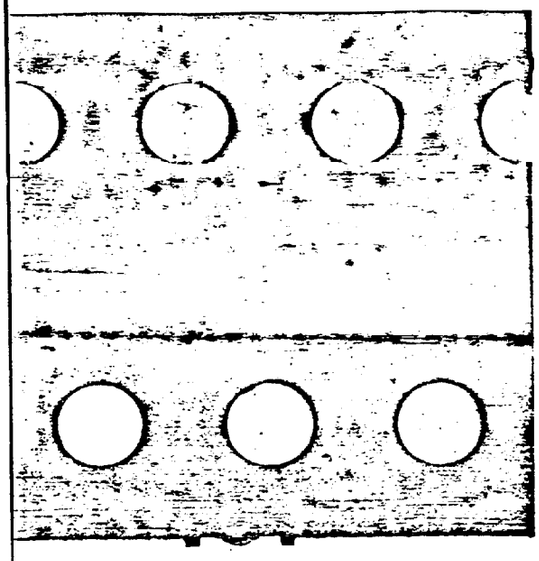
BOOK 9618 PG 200

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 28000.00
CON TX 103.60
PRFEE 1.00
WDEED 12.00
TOTAL 116.60
CHECK 116.60

03/14/95 01 10:56 0001 0191



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41867
IDENTIF. & REFERENCE

95 MAR 14 AM 10:55

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 889792